

Hawaii Public Housing Authority

**Annual Report
Fiscal Year 2010
July 1, 2009 - June 30, 2010**



Board of Directors

The Hawaii Public Housing Authority is governed by a Board of eleven directors representing a cross section of public and private entities. The members meet monthly to oversee the Authority and to provide professional assistance concerning policy matters.

Travis O. Thompson
Chairperson
Maui

Eric H. Beaver
Vice-Chair
Oahu

Matilda A. Yoshioka
Secretary
Kauai

Sam Aiona
Oahu

Rene Berthiaume
Oahu

Sherrilee K. Dodson
Maui

Roger Godfrey
Oahu

Clarissa P. Hosino
Resident Member

Carol R. Ignacio
Hawaii

Henry Oliva
Designee for Ex-Officio Lillian B. Koller,
Director, Department of Human Services

Linda L. Smith
Ex-Officio, Senior Policy Advisor to
Governor Linda Lingle

Message from the Chairperson of the Board of Directors



Aloha:

The nine public members of the 11 person board of directors of the Hawaii Public Housing Authority volunteer their time and talents to ensure that lower income families and individuals have a safe and sound place to live.

The Board established priority goals for the year which included providing well-managed and financially viable rental housing where people are proud to live; improving the quality of life for residents; and initiating a housing modernization and development program.

As one step in the process, the Board was able to recruit a new Executive Director with extensive experience in public housing. Ms. Denise Wise is fully committed to working with federal officials, the new Administration, the Legislature, residents and the community to improve the management and operation of public housing throughout the State.

The Board is pleased to note that the Housing Authority was able to execute a significant number of capital improvement projects; including those using federal capital funds provided through the American Recovery and Reinvestment Act. The actions were accomplished under conditions which included employee furloughs; critical schedule mandates, and heightened reporting requirements.

With the awarding of a contract for the re-development of the Kuhio Park Terrace/Kuhio Homes; an important first step has been taken in improving the quality of our housing inventory. As the Housing Authority is able to demonstrate its ability to manage this project, additional sites will be considered.

The Board provides policy guidance and leadership to the Authority. The progress in 2010 sets the standard for the future, as we work together to improve and enhance the operation of public housing in the State of Hawaii.

Cordially,

Travis O. Thompson
Chairperson of the
Board of Directors
Hawaii Public Housing
Authority

Message from the Executive Director



I am honored to have joined the staff of the Hawaii Public Housing Authority and on behalf of the staff and myself, I want to thank you for your interest in our agency. The Authority is staffed with a group of dedicated public servants who take their responsibilities seriously in order to provide decent, safe, and sanitary housing for those of limited means in our communities, including the elderly, frail, and disabled.

We are responsible for operating over 6,000 Federal and State public housing units that provide homes for over 60,000 of our fellow residents. The Authority also operates the Section 8 public housing voucher program that allows limited-income persons to rent privately-owned apartments.

As we look back on last year we were provided with many challenges. We still have unmet capital needs. We battle mold and mildew and spend countless dollars on vandalism and pest control. I'm proud of how my staff has committed itself to meet these challenges. The following report highlights the Authority's activities during the past fiscal year. We continue to make progress in our goal to offer well-managed and financially viable rental housing while providing supportive services to offer upward mobility for those who reside in our public housing communities.

The challenges of 2011 will be many, however the opportunities are limitless. We are increasingly confident that 2011 will be a year of stabilization and innovation for the Hawaii Public Housing Authority.

The professional team at the Hawaii Public Housing Authority looks forward to working with a new Administration in the coming year to manage housing where people are proud to live.

Respectfully submitted,

Denise M. Wise
Executive Director

Agency Timeline

1935

The Hawaii Housing Authority was created by the Territorial Legislature to provide safe and sanitary housing for low-income residents of Hawaii.

1987

The Housing Finance and Development Corporation was created by Act 337 as part of Governor John Waihee's initiative to create a streamlined organization to promote affordable housing.

1997

Act 350, under the Cayetano Administration, consolidated the Hawaii Housing Authority and Housing Finance and Development Corporation into a single housing agency known as the Housing and Community Development Corporation of Hawaii (HCDCH).

2005

On July 5, 2005, Governor Linda Lingle signed Act 196 which effectively bifurcated the HCDCH into two agencies, the Hawaii Public Housing Authority (HPHA) and the Hawaii Housing Finance and Development Corporation (HHFDC).

Under this new structure HPHA is charged with managing federal and state public housing programs, including Section 8 and senior housing. The finance and development functions of HCDCH formed the core of HHFDC, which is tasked with developing and financing low- and moderate-income housing projects and administering home ownership programs.

2006

On July 1, 2006, HPHA and HHFDC began operating as separate agencies. HPHA is administratively attached to the Department of Human Services (DHS) and HHFDC is administratively attached to the Department of Business, Economic Development, and Tourism.

2010

On March 1, 2010, the HPHA hired a new Executive Director to infuse expertise needed by the agency to keep pace with current trends in public housing management and operations.

Pursuant to Act 89 of the 2010 Hawaii Session Laws, the Homeless Programs Section was transferred from HPHA to the Benefit, Employment, and Support Services Division (BESSD) of DHS effective July 1, 2010. This was done at the request of HUD and it streamlined services to those in need of public assistance. Families and individuals can now receive shelter, cash assistance, child care, job training and related social services from a one-stop center that is focused on serving these populations.

2010: A Year For New Starts in HPHA

A New Executive Director

In March, 2010, the HPHA Board of Directors successfully recruited and retained a new Executive Director. Denise M. Wise brings outstanding leadership skills, extensive experience, and creativity to the day-to-day management of HPHA.

Public/Private Partnerships

With the support of the Board of Directors, HPHA selected Michaels Development to embark on a long-term redevelopment of Hawaii's largest public housing site, Kuhio Park Terrace/Kuhio Homes. The goal is a vibrant, new community with families, singles, and senior citizens living in a neighborhood that combines market-rate, affordable housing and public housing. The Kuhio Park Terrace project will give HPHA experience in the mixed public-private financing model that has been used to successfully rehabilitate many other public housing units on the Mainland in recent years. The project will also build capacity within the agency to expand the financing strategy to other properties in the future. Leveraging private investment funds also frees up public funds for use in other areas of need.

American Recovery and Reinvestment Act (ARRA) Funding

HPHA received \$16.2 million in ARRA capital improvements funding in 2009. Contracts were awarded and construction began quickly, as the deadlines for obligating and expending ARRA funds were time sensitive. The infusion of funds into the local construction market has not only improved the homes and neighborhoods of public housing residents, but also created jobs throughout the State. Currently, HPHA is on track to spend all ARRA funds on time and staff coordinated ARRA funding with existing sources without allowing any funds to unnecessarily lapse.

Fair Housing Assessment

HPHA is renewing its commitment to provide fair housing that complies with all regulatory requirements at the federal and state level. Compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), the Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and related state and federal laws in all public housing facilities and programs is a top priority for HPHA. In order to keep the agency as fully accessible as possible, proposals from contractors are being reviewed in order to provide HPHA with a complete assessment of all properties and programs and with recommendations to reduce access barriers in both physical structures and policies. HPHA staff will receive training on the requirements of these regulations and residents will be educated about their rights.

Providing Safer, More Secure Living Environments

Property Management staff has seen success in improving security at certain developments through the experimental implementation of a curfew. The curfew prohibited entry to non-residents after 10pm, improving safety to the point that the Property Management and Maintenance Services Branch is exploring extending it to other developments. PMMSB is also investigating potential changes to HPHA policies to allow children in crisis situations to be housed with grandparents (Kupuna Housing) and to allow families to maintain cohesion during transition to more appropriate housing.

Financial Data and Auditor's Report

The most recent financial and audit information is available at the HPHA website:

<http://www.hpha.hawaii.gov/>



**Hawaii Public Housing Authority
1002 North School Street
Honolulu, Hawaii 96817
(808) 832-4692
www.hpha.hawaii.gov**

